

# Narrative

## General Information

County Name: LaPorte

Person Performing Ratio Study: Stacey Sweitzer

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Sales Window (e.g. 1/1/19 to 12/31/19): 1/1/2019 to 12/31/2019

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

## Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the market.

**\*\*Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department\*\***

Commercial Vacant sales were combined county wide. The sales are representative of the three primary categories of commercial land in LaPorte County: high traffic, medium traffic and low traffic. Those categories have similar market influences and are valued similarly throughout the county.

Commercial and Industrial Improved sales were combined county wide. Commercial and Industrial properties both populate the same neighborhoods in those instances where they are in close geographic proximity.

Commercial and Industrial Improved sales were further combined for Coolspring and Michigan Townships. Michigan City is located in both townships therefore both townships have similar market influences.

Commercial and Industrial Improved sales were combined for Center, New Durham and Wills Townships. All three townships are geographically in close proximity and subject to similar market influences.

Residential Vacant sales were combined for Clinton, Hudson, Kankakee, New Durham, and Washington Townships. All of these townships are rural and are subject to similar market influences.

Residential vacant sales were combined for Coolspring and Springfield townships. Both townships are part of Michigan City and subject to similar market influences.

**AV Increases/Decreases**

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred. The calculation for the change uses the AV from the prior year with the prior year property class and the AV from the current year with the current year property class.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Center +12% Coolspring +12% New Durham +58% Scipio +31% Washington +32%	Reassessment and new hospital construction New construction permits Apartment sales Apartment sales New construction permits
Commercial Vacant	Coolspring -15% Hudson -19% Springfield +20% Washington +21%	Parcels moved to Industrial Property Class 1 parcel land classification changed to residential New commercial parcels New parcels from building permits
Industrial Improved	Clinton +126% Dewey +53%	Building permit of large industrial parcel Missed assessment of grain elevator
Industrial Vacant	Center +14%	Reassessment
Residential Improved	Hanna +11% Johnson +36% Noble +11% Washington +15%	Due to market adjustment/trending Due to market adjustment/trending Ag reassessment/ Property class changes Ag reassessment/Property class changes
Residential Vacant	Clinton +18% Dewey +19% Galena +25% Hanna -26%	Due to market adjustment/trending Due to market adjustment/trending Reassessment & Due to market adjustment/trending Due to market adjustment/trending

Hudson -26%	Reassessment
Lincoln +32%	Due to market adjustment/trending
Scipio -11%	Combinations & class change from vacant to improved due to permits
Union +24%	Ag reassessment & parcels being changed from ag to res
Washington +52%	Ag reassessment & parcels being changed from ag to res

**Cyclical Reassessment**

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Center: Commercial Vacant and Improved  
Industrial Vacant and Improved  
Exempt  
Utility

New Durham: Industrial Vacant and Improved  
Utility

Coolspring: Industrial Vacant and Improved  
Utility  
Residential Vacant and Improved

Hudson: Residential Vacant and Improved

Galena: Residential Vacant and Improved

Springfield: Residential Vacant and Improved

Wills: Residential Vacant and Improved

Noble: Agricultural Vacant and Improved

Union: Agricultural Vacant and Improved

Johnson: Agricultural Vacant and Improved

Washington: Agricultural Vacant and Improved

Lincoln: Agricultural Vacant and Improved

Pleasant: Agricultural Vacant and Improved

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The Land order will be completed for 2020 pay 2021.

**Comments**

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be

standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.